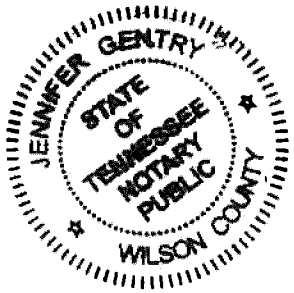
Karen Johnson Davidson County
Batch# 321812 DEEDWARR
11/27/2019 01:01:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20191127-0122895

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
George W. Smiley	George Smiley	050 03 0B 036.00
(NAME)	(NAME)	
1029 Mulberry Way	1034 Son Mulberry Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Estate of Berneda J Holder**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George W. Smiley**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Mulberry Downs, Phase 1-A, a Planned Unit Development, of record in Plat Book 6900, Page 940, amended in Plat Book 7900, Pages 84 through 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 front 40.00 feet on the southwesterly side of Mulberry Way and runs back 105.00 feet on the northerly lot line and 106.00 feet on the southerly lot line to a line in the rear which measures 40.01 feet thereon.

Being the same property conveyed to Samuel Holder Jr, husband and wife Berneda J. Holder by Warranty Deed from Mary Hanna and husband, Glenn Hanna dated March 31, 1999 and recorded April 7, 1999 in Book 11420, Page 724, in said Register's Office for Davidson County, Tennessee. *The said Samuel Holder Jr., having died on August 7, 2011 and Berneda J. Holder having died on May 15, 2019.*

Berneda J. Holder died on May 15,2019. As pursuant to Last Will and Testament admitted to Davidson County Probate in Docket Number 19P-1623, Leslie Townsend was named and serving as Executor of the Estate.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 1029 Mulberry Way, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of November, 2019

Estate of Berneda J Holder

BY: Leslie Townsend, Executor of the Estate of Berneda J. Holder

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Leslie Townsend, Executor of the Estate of Berneda J Holder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, Penny L. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: MTJ-1911424FC